

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE:

March 10, 2016

AGENDA DATE:

March 16, 2016

PROJECT ADDRESS: 915 W. Valerio Street (MST2015-00564)

TO:

Susan Reardon, Senior Planner, Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Danny Kato, Senior Planner

Jo Anne La Conte, Assistant Planner

I. PROJECT DESCRIPTION

The 7,500 square-foot site is currently developed with a 1,433 square foot single family dwelling, a detached 324 square foot two-car garage, an "as-built" 134 square foot detached accessory building and an "as-built" outdoor fireplace. The proposed project involves demolition of the existing garage, "as-built" accessory building and fireplace, and construction of a new 430 square foot two-car garage with a new 591 square foot one-bedroom residential unit above, a 123 square foot second-story deck, 286 square feet of detached accessory space and an uncovered parking space.

The discretionary application required for this project is a Parking Modification to allow two covered and one uncovered parking space instead of the two covered and two uncovered parking spaces required (SBMC § 28.90.100.G and SBMC § 28.92.110).

Date Application Accepted: January 21, 2016

Date Action Required: April 20, 2016

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. **SITE INFORMATION**

Applicant:

Robert J. Pester

Property Owner: James Richard Howley

Parcel Number: 043-203-005

Lot Area: 7,500 sq. ft.

General Plan:

Medium Density

Zoning:

R-2

Residential (max. 12

du/acre)

Existing Use:

Single Family Dwelling

Topography:

1% slope

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Adjacent Land Uses:

North – Single Family Residential East - School South – Single Family Residence West - Residential

B. PROJECT STATISTICS

ExistingProposedLiving Area1,443 sq. ft.+591 (new unit) = 2,034 sq. ft.Garage324 sq. ft. (to be demolished)430 sq. ft.Accessory Space134 sq. ft. (to be demolished)286 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,159 sf 29% Hardscape: 1,643 sf 21% Landscape: 3,698 sf 50%

IV. <u>DISCUSSION</u>

The project was reviewed by the Architectural Board of Review (ABR) on December 7, 2015 and was forwarded to the Staff Hearing Officer (SHO) with generally favorable comments. There are some design issues that will need to be resolved prior to ABR approval of the project.

The proposed project involves construction of a new 430 square foot two-car garage with a new 591 square foot one-bedroom dwelling unit above, a new 123 square foot second-story deck, 286 square feet of detached accessory space and an uncovered parking space. The existing 1,443 square foot, three-bedroom single family residence at the front of the property is to remain unaltered.

The required parking for the project is two covered and two uncovered parking spaces. However, the applicant is requesting a modification to provide two covered parking spaces and one uncovered parking instead of the two covered and two uncovered parking spaces required.

Transportation staff can support the parking modification for two covered and one uncovered parking spaces because the new unit is small at 591 square feet in size, the parking demand will be met on site and because the property is located close to public transit.

V. CEQA/ENVIRONMENTAL DETERMINATION:

The scope of work of the project is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. The project is consistent with the development density designated and analyzed by the Program EIR, and potential project-specific environmental effects are addressed with existing development standards and regulations. Based on City Staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183-Projects Consistent with the General Plan). City Council environmental findings adopted for the 2011 General Plan remains applicable for this project. A decision-maker finding that the project qualifies for the §15183 CEQA determination is required.

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The project site is located within an area mapped as American City Archaeological and Early 20th Century Archaeological (1900-1920) sensitivity areas. An Archaeological Letter report prepared by David Stone, MA, RPA dated December 21, 2015 concluded that it is unlikely that artifacts will be encountered during the proposed construction but recommends that the standard unanticipated archaeological discovery condition be included. Therefore, staff has included a condition that the standard unanticipated archaeological discovery condition shall be reproduced on the plans at building permit submittal.

VI.

VII. FINDINGS AND CONDITIONS

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA certificate of determination on file for this project.

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area because the parking demand will be met on site with two covered and one uncovered parking space for a single-family residence and an additional residential unit of approximately 591 square feet.

Said approval is subject to the following condition:

The following language shall be added to the plans submitted for building permit:

"Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

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If a discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated January 11, 2016
- C. ABR Minutes dated December 7, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner (JLaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320

January 11, 2016

RECEIVED

Staff Hearing Officer City of Santa Barbara PO Box 1990

JAN 212016

Regarding:

Modification Request for: 915 West Valerio Street Santa Barbara, CA 93101 APN: 043-203-005 CITY OF SANTA BARBARA PLANNING DIVISION

Dear Staff Hearing Officer:

There is an existing single family dwelling (1,443 SF), a detached 2-car Garage (324 SF) and a detached Storage shed with an unpermitted Laundry, (174 SF) on the property. The existing SFD is located toward the front setback. The existing detached Garage is located near the rear setback. And, the existing Storage shed is located between the SFD and Garage, in the general middle of the parcel. There are no existing encroachments.

The proposal is to demolish the existing 2-car Garage and Storage shed to prepare an area for a new 2-Car Garage, with attached accessory storage, and a second story second dwelling unit above the Garage. The demolition of the Storage shed will mitigate an outstanding building violation for the unpermitted Laundry area.

The modification being requested is to permit a single, un-covered, one-car parking space to serve the new efficiency dwelling, instead of two uncovered spaces, (in addition to the proposed 2-car Garage that will serve the existing SFD), as required by the zoning and transportation requirements. The proposed one-car space will be located between the proposed structure and an existing wood framed deck.

The primary benefit of the overall project is to provide new lower-cost housing inventory. The site constraints are such that it is impossible to provide two uncovered spaces, per the ordinance, without reducing the required open yard area below the 1,250 SF minimum area. So, the benefit of the modification will allow the new housing unit to be constructed.

The proposed parking reduction has been reviewed by Transportation Staff, Planning Staff and the Architectural Board of Review, all of whom have asserted supportability of the modification request.

Thank you again for your review of this project. We look forward to your review and approval of the requested modification to reduce parking requirements for this project.

Please call if you have any comments or questions, (805) 689-3169. Thank you.

Best Regards,

PAP.

Robert John Pester, Architect

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 - Ms. Gantz made the following announcements: 1)
 - Board members Fitzgerald-Tripp and Wittausch will be absent from today's meeting.
 - Board Member Poole will step down on Item 1 at 915 W. Valerio Street, and Board Member Miller b) will step down on Item 4 at 120 S. Hope Avenue.
 - City Council appointments and re-appointments for Board positions will be announced tomorrow at c) Tuesday's Council hearing on Dec. 8, 2015.

E. Subcommittee Reports.

There were no reports.

* THE BOARD RECESSED AT 3:10 P.M., AND RECOVENED AT 3:15 P.M. *

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 915 W VALERIO ST

R-2 Zone

Assessor's Parcel Number: (3:15)

043-203-005

Application Number:

MST2015-00564

Owner:

Richard James Howley

Architect:

Robert Pester Architect

(Proposal to demolish an existing 324 square foot two-car garage and as-built 134 square foot shed at the rear of a 7,500 square foot parcel and construct a new 547 square foot two-car garage with a 597 square foot, one bedroom dwelling unit above. There will also be a 147 square foot accessory storage space on the ground level and a 123 square foot deck on the second level. An existing outdoor fireplace located within the rear setback will also be demolished. Two covered and two uncovered parking spaces are required, with two covered and one uncovered proposed. The existing 1,443 square foot dwelling unit at the front of the parcel will remain unchanged. This project will result in two dwelling units and 2,857 square feet of development. Staff Hearing Officer review is requested for a zoning modification to provide less than the required amount of parking. This project addresses violations identified in Zoning Information Report ZIR98-00088.)

(Comments Only; Project requires Environmental Assessment and Staff Hearing Officer review.)

Actual time: 3:10 p.m.

Present:

Robert Pester, Architect; and JoAnne LaConte, Assistant Planner.

Public comment opened at 3:18 p.m. As no one wished to speak, public comment was closed.

Continued indefinitely to the Staff Hearing Officer for return to Full Board with **Motion:** comments:

- 1) Provide a visually designated path of travel to the rear unit.
- 2) Restudy the second floor element facing the street.
- 3) Restudy the size and extent of the cantilever, and study adding charm-giving elements that would relate the cantilever to the front house.
- 4) Provide a site plan with footprints of the adjacent buildings.
- 5) Provide a landscape plan, including hardscape drawings and the identification of existing landscape plantings.
- 6) Provide exterior lighting details and locations.

- 7) The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:
 - a. Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines: The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.
 - b. Compatible with Architectural Character of City and Neighborhood. The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
 - c. Appropriate size, mass, bulk, height, and scale. The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.
 - d. Sensitive to Adjacent Landmarks and Historic Resources. The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce adverse impacts.
 - e. **Public View of the Ocean and Mountains.** The design of the proposed project responds appropriately to established scenic public vistas.
 - f. Appropriate Amount of Open Space and Landscaping. The project's design provides an appropriate amount of open space and landscaping.
 - g. **Modification:** The proposed zoning modification to provide less than the required amount of parking is aesthetically appropriate, and does not pose consistency issues with the ABR Design Guidelines or required findings, and promotes an appearance of uniformity of development.

Action:

Hopkins/Cung, 4/0/0. Motion carried. (Poole stepped down, Tripp/Wittausch absent).

* THE BOARD RECESSED AT 3:37 P.M., AND RECOVENED AT 3:45 P.M. *